

Planning Statement

Cow Barn, Tees View, Worsall Road, Yarm

1.0 Introduction

- 1.1 This supporting statement has been prepared by ELG Planning on behalf of Mr Davison (the applicant) and accompanies an application for the conversion of an existing barn to form a garage, along with external alterations and a replacement roof.

2.0 Site Context

- 2.1 The application site consists of a former agricultural barn (known as the Cow Barn) located on land to the rear of the residential dwelling know as Tees View, at Worsall Road, Yarm. The barn is located approximately 170m north of the dwelling and was granted in August 2022 for conversion into a domestic garage/workshop. The barn is constructed from a timber portal structure, with blockwork to the lower portion of the wall and a mix of Yorkshire boarding and profiled sheeting above.
- 2.2 To the immediate east of the barn is a larger barn, which has recently been converted into two residential dwellings (LPA Ref: 20/1217/VARY). The site is surrounded by arable farmland, which stretches beyond Worsall Road, sloping down towards the River Tees to the north.
- 2.3 Access is taken via the existing track from Worsall Road, which serves the main dwelling and the two barns.

Planning History

- 2.4 As previously stated, the barn subject to the current application has recently been granted planning permission for the conversion to a garage/domestic workshop, along with the raising of existing eaves height and external alterations, including insertion of doors and windows (LPA Ref: 21/3084/FUL).

- 2.5 Following this approval, the applicant's applied to demolish the barn and re-build the replacement garage/workshop on the same footprint as the original barn and to the same overall height, but the existing valley/double pitch removed and replaced with a single ridge, however this application was subsequently refused for the following reason:

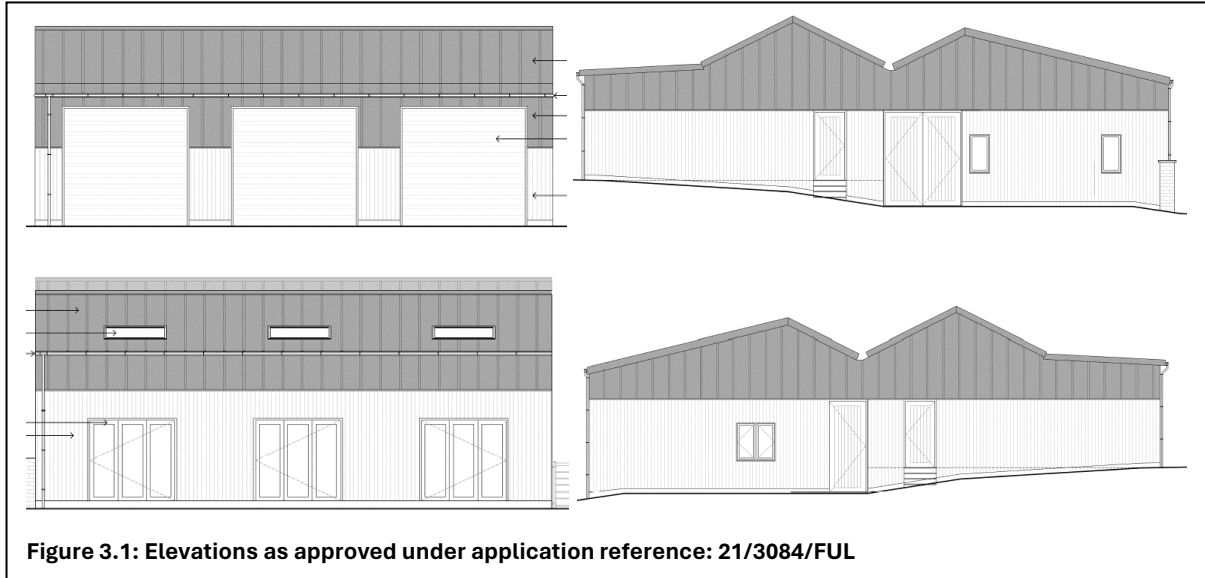
In the opinion of the local planning authority, the application that this is intended to replace was the reuse of an existing building which accords with Policy SD5. The proposal is the demolition and rebuilding of a structure which would not comply with local polices and would represent an unjustified building for residential purposes outside the limits to development contrary to planning policy SD5. Should the building that exists not be suitable for conversion then there are no sustainable planning reasons as to why an application should be allowed for a replacement building.

- 2.6 To confirm, structurally the barn is capable of the conversion, but the applicant had sought the replacement building as it would be a more cost-effective solution in the long term and would have given the applicant the opportunity to deliver a more sustainable and energy efficient building.

3.0 Development Proposals

- 3.1 As previously stated, the Cow Barn has planning permission for conversion to a garage/domestic workshop, along with the raising of existing eaves height and external alterations, including insertion of doors and windows, and this permission remains extant. The applicant however is seeking to replace the roof of the barn as part of the conversion, and is therefore seeking to reapply for the conversion, along the external alterations and the replacement roof.
- 3.2 The existing roof features a valley/double pitch, and can be difficult to maintain, particularly in the winter when leaves gather in the valley. The current proposals are therefore seeking to remove this valley to allow for easier maintenance going forward. The proposed new roof will therefore have a single pitch, and the northern and southern

elevations (i.e. those visible from public viewpoints) will remain as previously approved, and the same external materials will be used throughout.



4.0 Planning Assessment

Principle of Development

- 4.1 As set out in section 2 above, the principle of converting the existing barn into a domestic garage/workshop has previously been accepted, with a planning condition confirming that the building shall only be used incidentally to the main dwelling, known as Tees View and shall remain as part of the curtilage of the dwelling as a single planning unit. This will not be altered as part of these proposals.
- 4.2 Through this application, the applicant is seeking to re-establish this conversion to also allow a replacement roof.
- 4.3 The principle of development is however considered acceptable by virtue of the extant consent on site.

Design/Impact on the Character of the Surrounding Area

- 4.4 Paragraph 131 of the NPPF confirms that the creation of high-quality, beautiful, and sustainable buildings and places is fundamental to what the planning and development process should achieve, and that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities for people.
- 4.5 Stockton Local Plan Policy SD8 states that the *'Council will seek new development to be designed to the highest possible standard, taking into consideration the context of the surrounding area and the need to respond positively to the:*

a) Quality, character and sensitivity of the surrounding public realm, heritage assets, and nearby buildings, in particular at prominent junctions, main roads and town centre gateways;

- b) Landscape character of the area, including the contribution made by existing trees and landscaping;*
- c) Need to protect and enhance ecological and green infrastructure networks and assets;*
- d) Need to ensure that new development is appropriately laid out to ensure adequate separation between buildings and an attractive environment;*
- e) Privacy and amenity of all existing and future occupants of land and buildings;*
- f) Existing transport network and the need to provide safe and satisfactory access and parking for all modes of transport;*
- g) Need to reinforce local distinctiveness and provide high quality and inclusive design solutions, and*
- h) Need for all development to be designed inclusively to ensure that buildings and spaces are accessible for all, including people with disabilities.*

4.6 The external appearance of the building will be largely similar to that of the approved development, which has previously been considered acceptable by the LPA:

'It is considered that the proposed development would represent an acceptable form of development, within the wider context of the site. The proposed materials would largely reflect those used in the adjacent conversion and considered to be acceptable. The proposed development is therefore considered to comply with the requirements of Local Plan Policies SD5 and SD8'

4.7 The external materials will remain as previously approved, the only difference between the current application and the one previously approved is the replacement roof and changes to the roof form. Previously a valley/double pitch arrangement was utilised, as per the original arrangement of the building. However, the revised proposals will see this be replaced by a single pitch.

4.8 The southern elevation will see the height of the eaves raised slightly, in line with what has previously been approved, and the building will therefore have the same appearance from Worsall Road as has previously been found acceptable. No changes have been made to the northern elevation from the previous approval on site.

- 4.9 The only changes from the previous approval will be visible on the eastern and western elevations, with the previous valley/double pitch roof line replaced with a single pitch. The ridge line of which will be 5.8m, which is the same height as the taller of the two existing pitches, so it is considered that any impact will be negligible.
- 4.10 It is therefore considered that the proposals are in accordance with Local Plan Policies SD3 and SD8 in this regard, as well as section 12 of the NPPF.

5.0 Conclusions

- 5.1 Having examined the policy context, it is clear that the development proposals will accord with all of the relevant development plan policies, and there are no material considerations that indicate planning permission should be restricted. This is on the basis that the proposals:
- Will be an appropriate re-use of an existing building in the countryside;
 - Will improve the overall appearance of the building, due to the less contrived roof form;
 - Will not be detrimental to the character of the surrounding area;
 - Will not raise any residential amenity implications; and
 - Will be served by suitable and safe access points off the existing highway
- 5.2 As a policy compliant form of development, we respectfully request that the Council resolves to grant planning permission, subject to any conditions deemed appropriate.